

CAR03PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (MULTI-PURPOSE)

NAME OF CONTRACTOR: JEFFERY E AND LINDA C CRANDELL

PURPOSE: MULTI-PURPOSE AND UTILITIES

SUBJECT/PROJECT: 2710 PATTERSON ROAD, CRANDALL INSURANCE  
OFFICE

TAX PARCEL #: 2945-013-00-053

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

BOOK 3441 PAGE 958  
2139714 08/05/03 0403PM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

**GRANT OF MULTI-PURPOSE EASEMENT**

Jeffery E. Crandell and Linda C. Crandell, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described premises, to wit:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

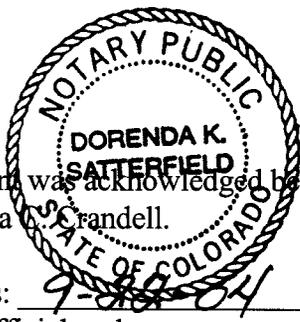
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery, the said Grantors hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantors hereby further covenanting with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 27 day of JUNE, 2003.

Jeffery E. Crandell  
Jeffery E. Crandell

Linda C. Crandell  
Linda C. Crandell

State of Colorado )  
                                  )ss.  
County of Mesa     )



The foregoing instrument was acknowledged before me this 27 day of JUNE, 2003, by Jeffery E. Crandell and Linda C. Crandell.

My commission expires: 9-20-04  
Witness my hand and official seal.

Dorenda K. Satterfield  
Notary Public

## EXHIBIT "A"

A Perpetual Multi-Purpose Easement situate in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  ("SW $\frac{1}{4}$  SW $\frac{1}{4}$ ") of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 1 to bear S 89°47'29" E with all bearings contained herein being relative thereto;

thence S 89°47'29" E along the South line of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 1 a distance of 464.40 feet; thence leaving the South line of said SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , N 00°12'31" E a distance of 55.0 feet to a point on the West boundary line of Grantor's real property as described by instrument recorded in Book 3183 at Page 48 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning of the Easement herein described; thence N 00°12'31" E along the West boundary line of Grantor's real property as aforesaid a distance of 14.0 feet;

thence leaving said West boundary line and along a line which is parallel with the South line of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 1, S 89°47'29" E a distance of 103.88 feet to a point on the East boundary line of Grantor's real property;

thence S 00°12'31" W along the East boundary line of Grantor's real property a distance of 14.0 feet;

thence leaving said East boundary line and along a line which is parallel with the South line of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 1, N 89°47'29" W a distance of 103.88 feet to the Point of Beginning.